

170.B

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

559,200 / 559,200

USE VALUE:

559,200 / 559,200

ASSESSED:

559,200 / 559,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 106

Owner 1: BRAM BRIAN J

Owner 2: FRUITMAN CLAIRE

Owner 3:

Street 1: 88 PARK AVE #106

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERNSEE JOAN P/ ESTATE -

Owner 2: -

Street 1: 88 PARK AVENUE #106

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1420 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	559,200			559,200		143623
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT								Parcel ID	170.B-0001-0106.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	543,300	0	.	.	543,300	543,300	Year End Roll	12/18/2019
2019	102	FV	535,800	0	.	.	535,800	535,800	Year End Roll	1/3/2019
2018	102	FV	430,200	0	.	.	430,200	430,200	Year End Roll	12/20/2017
2017	102	FV	373,700	0	.	.	373,700	373,700	Year End Roll	1/3/2017
2016	102	FV	373,700	0	.	.	373,700	373,700	Year End	1/4/2016
2015	102	FV	348,500	0	.	.	348,500	348,500	Year End Roll	12/11/2014
2014	102	FV	334,700	0	.	.	334,700	334,700	Year End Roll	12/16/2013
2013	102	FV	334,700	0	.	.	334,700	334,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BERNSEE JOAN P/	71251-438	1	6/29/2018	Estate/Div	613,000
ULFELDER STEVEN	24540-162		5/16/1994		155,000

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/7/2019									5/7/2019	SQ Returned	JO	Jenny O					
5/22/2018									5/22/2018	Measured	DGM	D Mann					
5/6/2000									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			BK; 21386 PG; 450 643-6613, Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N - NONE				Fpl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1984	Eff Yr Blt:			Location: F - Front															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor: G - Ground Floor															
Const Mod:				% Own: 2.039999962															
Lump Sum Adj:				Name: 29 - 6044															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	16. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	5	2	0						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 4 - Carpet				Override:		%		Baths:											
Sec Floors:		%		Total:	16.8 %			Plumbing:											
Bsmnt Flr:				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 320.00				Heating:											
Bsmnt Gar:				Size Adj.: 0.92253518				General:											
Electric: 3 - Typical				Const Adj.: 0.99740016				SUB AREA				SUB AREA DETAIL							
Insulation: 2 - Typical				Adj \$ / SQ: 294.444				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Int vs Ext: S				Other Features: 42997				GLA	Gross Liv Ar	1,420	294.440	418,110							
Heat Fuel: 3 - Electric				Grade Factor: 1.10															
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.32500005															
# Heat Sys: 1				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val									
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 672064				Juris. Factor:		Before Depr:	429.15								
% Com Wall		% Sprinkled:		Depreciation: 112907				Special Features: 0		Val/Su Net:	393.80								
				Deprecated Total: 559157				Final Total: 559200		Val/Su SzAd:	393.80								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0106.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					

